

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	94.19 %	97.03 %	15	95.51 %	36	36	
% of Funds Disbursed	86.28 %	91.37 %	17	87.58 %	37	35	
Leveraging Ratio for Rental Activities	11.98	8.12	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.96 %	92.03 %	9	82.17 %	35	45	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.97 %	77.04 %	8	71.17 %	58	62	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.00 %	82.28 %	5	81.54 %	69	76	
% of 0-30% AMI Renters to All Renters***	54.12 %	51.41 %	8	45.68 %	0	66	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	97.73 %	1	96.19 %	100	100	
Overall Ranking:			In State:	6 / 19	Nationally:	80 82	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,741	\$28,079		\$27,510	425 Units	45.00 %	
Homebuyer Unit	\$32,553	\$16,372		\$15,239	52 Units	5.50 %	
Homeowner-Rehab Unit	\$13,225	\$15,631		\$20,932	193 Units	20.40 %	
TBRA Unit	\$3,617	\$4,114		\$3,121	275 Units	29.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$134,267	\$155,431	\$14,515
State:*	\$154,133	\$104,976	\$23,754
National:**	\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ:	5.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	54.4	50.0	87.0	52.9	Single/Non-Elderly:	21.2	26.9	17.6	35.3
Black/African American:	32.0	7.7	9.3	35.3	Elderly:	30.4	1.9	44.0	0.0
Asian:	1.6	13.5	1.6	5.9	Related/Single Parent:	32.5	9.6	9.8	64.7
American Indian/Alaska Native:	0.2	0.0	0.0	0.0	Related/Two Parent:	8.5	53.8	25.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.5	7.7	3.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.7	3.8	0.0	0.0					
Asian/Pacific Islander:	0.2	11.5	1.0	0.0					
ETHNICITY:									
Hispanic	10.8	13.5	1.0	5.9					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.2	25.0	42.0	35.3	Section 8:	15.1	1.9 [#]		
2 Persons:	22.4	17.3	27.5	52.9	HOME TBRA:	2.8			
3 Persons:	16.9	15.4	8.8	5.9	Other:	53.6			
4 Persons:	7.8	28.8	12.4	5.9	No Assistance:	28.5			
5 Persons:	3.3	7.7	6.7	0.0					
6 Persons:	1.4	5.8	1.0	0.0					
7 Persons:	0.0	0.0	1.6	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				153

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 80
 (Percentile)
 State Rank: 0 / 0 PJs Overall Rank: 82
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	92.96	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	79.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	2.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

